



**City of Huntington Beach Planning and Building Department**  
**STUDY SESSION REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, AICP, Director of Planning and Building  
**BY:** Andrew Gonzales, Associate Planner *AG*  
**DATE:** March 9, 2010

**SUBJECT:** ENTITLEMENT PLAN AMENDMENT NO. 2009-012 (HUNTINGTON CHRISTIAN SCHOOL – AMENDMENT TO CONDITIONAL USE PERMIT NO. 2002-012/MITIGATED NEGATIVE DECLARATION NO. 02-06)

**LOCATION:** 9700 Levee Drive, 92649 (southwest corner of Queens Park Lane and Levee Drive)

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**PROJECT REQUEST AND SPECIAL CONSIDERATIONS**

Entitlement Plan Amendment No. 09-012 represents a request to amend Conditional Use Permit No. 02-012/Mitigated Negative Declaration No. 02-06 and permit the addition of two modular buildings and modify condition of approval No. 6(b) requiring neighborhood traffic committee meetings to be held on a bi-annual basis. The two single-story modular buildings are proposed to be located to the west of the subject site adjacent to existing modular buildings. The buildings will be approximately 12 ft. high and totaling 1,920 sq. ft. and 2,880 sq. ft. respectively and will provide five additional rooms for ancillary school activities. No increase in enrollment is requested as part of this EPA. Secondly, the applicant is requesting to modify condition of approval No. 6(b) which requires neighborhood traffic committee meetings to be held on a bi-annual basis. The applicant is requesting the modification due to a lack of past attendance by residents. The last meeting with neighbors in attendance was October 2005 with only four neighbors attending that meeting. The applicant is requesting to modify the condition to allow the neighborhood traffic committee meetings to be conducted at the discretion of both the school and City instead of bi-annually (see Attachment No. 5). In conjunction with the proposed request is an expansion (27 spaces) to the existing north parking lot. The additional parking will result in a total of 128 onsite parking spaces. This is a surplus of 48 spaces over the minimum required for the school.

CUP No. 02-012/MND No. 02-06 was approved by the Planning Commission on July 23, 2002, to establish a private school facility (K through 8), daycare operation and a maximum enrollment of 650 students at the former closed Burke public school site (Attachment No. 2). The site is approximately 7.7 acres and includes such existing improvements as a 34,895 sq. ft. school building, a 4,320 sq. ft. modular building, three playing fields and several play courts. The subject site is adjacent to single-family residential properties to the south, east, and west of the site. Burke Park is located to the north of the site. The school currently operates Monday through Friday between the hours of 8:45 AM and 2:45 PM. A daycare facility operates onsite in concurrence with the school between the hours of 7:00 AM and 6:00 PM. No changes to the approved hours of operation is requested as part of this EPA



the buildings from the public right-of-way, the Fire Department is requiring a fire access lane (28 ft. by 171 ft) and turn around area in order to provide proper vehicular egress/ingress for emergency vehicles. To facilitate this, the applicant is proposing to expand the existing parking lot to provide the required fire lane for the new modular buildings. The expanded parking lot will also provide 27 additional on-site parking spaces and will serve as potential overflow parking. The additional parking lot will increase the functionality of the fire lane for daily school operations and serve as supplemental parking for school events.

### **PUBLIC MEETINGS, COMMENTS AND CONCERNS**

The project was reviewed by the Design Review Board (DRB) on February 11, 2010. The DRB recommended approval of the project with the following modifications to the plans:

- A minimum 3 ft. deep and 28 ft. wide decorative paving band shall be provided at the terminus of the new drive aisle adjoining the west property line.
- The depicted 4 ft. high green screen depicted on the preliminary landscape plan shall be omitted.

The applicant concurs with the DRB recommended modifications.

Huntington Christian School held a community meeting on February 18, 2010, to present plans for the two (2) modular buildings and parking lot expansion to the surrounding community. A total of four residents attended the meeting and noted concern related to the level of vehicular traffic generated in the neighborhood by the school. The residents identified that the added modular buildings may result in an increase in neighborhood traffic, which they are opposed.

Five letters of opposition (Attachment No. 7) have been received from residents citing concerns that the project will increase vehicular traffic within the neighborhood streets, potentially impact public safety, and negatively impact property values.

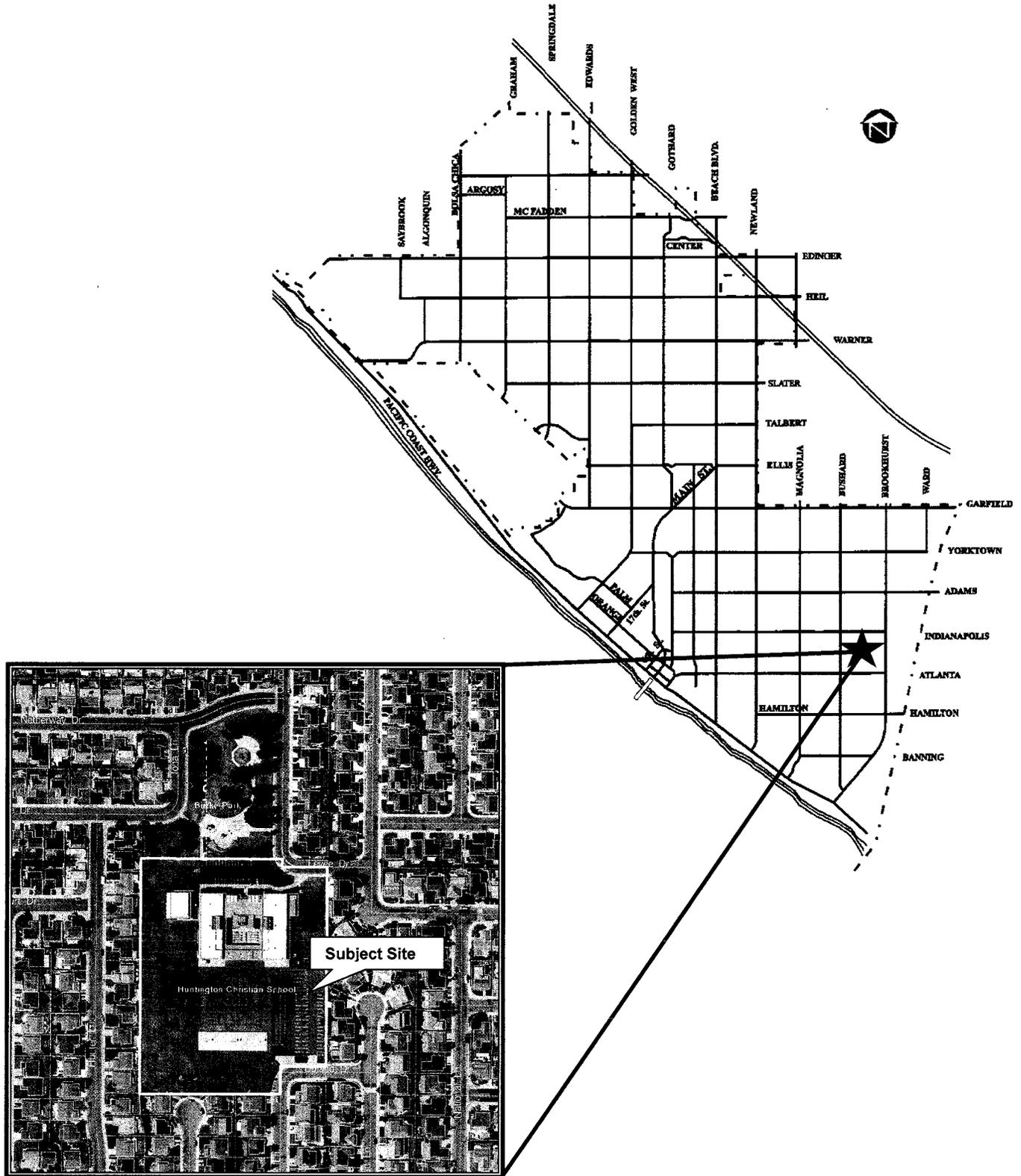
### **PLANNING ISSUES**

The primary planning issues to consider with this request are consistency with the General Plan, compliance with applicable zoning requirements, and compatibility with the surrounding land uses. The primary amendment issue is the request to amend the conditions of approval (No. 6 b) to permit neighborhood traffic meetings at the discretion of the school and City. The site plan issues are building placement and orientation, the expansion of the existing parking lot, and the provision of onsite emergency access.

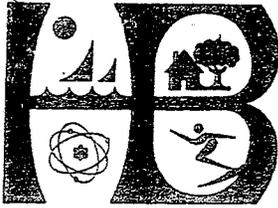
### **ATTACHMENTS:**

1. Vicinity map
2. Planning Commission Notice of Action dated July 23, 2002 – Conditional Use Permit No. 02-012
3. Site plan, floor plan, and elevations received and dated January 22, 2010
4. Project Narrative received and dated February 11, 2010
5. Suggested Conditions of Approval – Entitlement Plan Amendment No. 09-012
6. Code Requirements Letter dated February 18, 2010 (for informational purposes only)
7. Letters of opposition

SH:HF:AG:lw



**VICINITY MAP**  
**ENTITLEMENT PLAN AMENDMENT NO. 09-012**  
**(HUNTINGTON CHRISTIAN SCHOOL BUILDINGS- 9700 LEVEE DRIVE)**



## Huntington Beach Planning Commission

P.O. BOX 190

CALIFORNIA 92546

### NOTICE OF ACTION

July 25, 2002

Keith Bohr  
221 Main Street, Ste. S  
Huntington Beach CA 92648

**SUBJECT:**            **CONDITIONAL USE PERMIT NO. 02-12/MITIGATED NEGATIVE  
DECLARATION NO. 02-06 (Huntington Christian School)**

**APPLICANT:**        Keith Bohr

**REQUEST:**            **CUP:** To establish a private school (K through 8) and associated daycare operation with a maximum enrollment of 650 students on a closed public school site (formerly Burke School). The existing 34,895 square foot building will be utilized for the proposed school operation and two future modular buildings totaling approximately 5,185 square feet are proposed west of the existing school building to accommodate a future library facility and additional classrooms. The proposal includes expanding the existing parking area to provide more parking and include a vehicle turn-around to allow for additional queuing capacity for vehicles dropping off and picking up students at the northerly entrance of the school. An additional parking area is proposed at the southeast portion of the property and would provide a secondary drop-off and pick-up area for students in grades three through eight. Minor exterior improvements including painting, landscape improvements, and paving upgrades are also proposed with the application. **Planner Assigned:** Paul Da Veiga

**LOCATION:**            9700 Levee Drive (southwest corner of Queens Park Lane and Levee Drive)

**DATE OF ACTION:**        July 23, 2002

The Planning Commission of the City of Huntington Beach took action on your application on Tuesday, July 23, 2002, and your application was **conditionally approved.** Attached to this letter are the findings and modified conditions of approval for your request.

Please be advised that the Planning Commission reviews the conceptual plan as a basic request for entitlement of the use applied for and there may be additional requirements prior to commencement of the project. It is recommended that you immediately pursue completion of the conditions of approval and address all requirements of the Huntington Beach Zoning and Subdivision Ordinance in order to expedite the processing/completion of your total application.

ATTACHMENT NO. 2.1

CUP 02-12/MND 02-06  
7-25-02  
Page 2

The conceptual plan should not be construed as a precise plan, reflecting conformance to all Zoning and Subdivision Ordinance requirements.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Planning Commission becomes final at the expiration of the appeal period. A person desiring to appeal the decision shall file a written notice of appeal to the City Clerk within ten (10) calendar days of the date of the Planning Commission's action. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the grounds for the appeal. A filing fee shall also accompany the notice of appeal. The appeal fee is \$595.00 for a single-family dwelling property owner appealing the decision on his/her own property. The appeal fee is \$1,770.00 for all other appeals. In your case, the last day for filing an appeal and paying the filing fee is August 2, 2002.

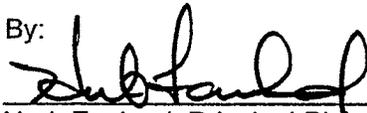
Provisions of the Huntington Beach Zoning and Subdivision Ordinance are such that any application becomes null and void one (1) year after final approval, unless actual construction has started.

If there are any further questions, please contact Paul Da Veiga, Associate Planner at (714) 536-5394, or the Planning Department Zoning Counter at (714) 536-5271.

Sincerely,

Howard Zelefsky, Secretary  
Planning Commission

By:



Herb Fauland, Principal Planner

HZ:HF:PD:rl

Attachment

c: Property Owner

## FINDINGS AND CONDITIONS OF APPROVAL

### MITIGATED NEGATIVE DECLARATION NO. 02-06/ CONDITIONAL USE PERMIT NO. 02-12

#### FINDINGS FOR APPROVAL – MITIGATED NEGATIVE DECLARATION NO. 02-06:

1. Mitigated Negative Declaration No. 02-06 has been prepared in compliance with Article 6 of the California Environmental Quality Act (CEQA) Guidelines. It was advertised and available for a public comment period of twenty (20) days. Comments received during the comment period were considered by the Planning Commission prior to action on the Mitigated Negative Declaration and Conditional Use Permit No. 02-12.
2. Mitigation measures, incorporated into the attached conditions of approval, avoid or reduce the project's effects to a point where clearly no significant effect on the environment will occur. Several mitigation measures including a neighborhood outreach program, carpooling, and traffic monitoring will reduce potential traffic impacts associated with the school. In addition, staggered start and end time, and traffic control measures such as school zone signing, crosswalks, and stop signs will reduce the impacts to the neighborhood to a less than significant level.
3. There is no substantial evidence in light of the whole record before the Planning Commission that the project, as mitigated through the conditions of approval for CUP No. 02-12, will have a significant effect on the environment.

#### FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 02-12:

1. Conditional Use Permit No. 02-12 to (a) establish a private school (K through 8) and associated daycare operation with a maximum enrollment of 650 students; (b) occupy an existing 34,895 square foot building with a private school operation including two new modular buildings totaling approximately 5,185 square feet; (c) expand the existing parking lot to allow a vehicle turn-around and construct a new parking area at the southeast portion of the site; and (d) perform minor exterior improvements including painting, landscape improvements, and paving upgrades will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the property and improvements in the neighborhood. Potential traffic impacts will be minimized through the use of staggered start and end times, a formal carpooling program, a neighborhood outreach program including the formation of a neighborhood traffic committee and designating of neighborhood liaisons to the school. Several other traffic control measures including two new crosswalks, additional stop signs, and school monitors to regulate traffic entering and exiting the subject site will reduce impacts to the surrounding residential neighborhood.
2. The school operation will be compatible with surrounding uses which consist of single family residences. All extra-curricular activities, including sports, will terminate at 4:45 pm. There are no bleachers or lights proposed as part of the improvements to the athletic fields and play courts. In addition, no school bells or amplified intercom system are proposed as part of this application. After school events are minimal since most nighttime events will be conducted at the First Christian

Church auditorium facility located at 1207 Main Street. With proper mitigation regarding traffic impacts and pedestrian safety, the proposed school will be compatible with surrounding residential uses.

3. The proposed establishment of a private school at the subject property will comply with the provisions of the base district and other applicable provisions in Title 20-25 of the Huntington Beach Zoning and Subdivision Ordinance. The existing and proposed school facilities comply with all code requirements including building height, landscaping, parking, and any specific condition required for the proposed use in the district in which it would be located. Forty-nine permanent surplus parking spaces and additional overflow parking will be available on the subject site.
4. The granting of the conditional use permit will not adversely affect the General Plan. The proposed residential use is consistent with the Land Use Element designation of Public on the subject property. The project will serve the educational needs of community and surrounding region and is consistent with the following goals and policies of the General Plan:

*Objective LU 9.4:* Provide for the inclusion of recreational, institutional, religious, educational, and service uses that support resident needs within residential neighborhoods.

*Policy LU 9.4.1:* Accommodate the development of parks, sports facilities, schools, libraries, community meeting facilities, religious facilities, and similar community-serving uses in all residential areas, provided that they are compatible with adjacent residential uses and subject to review and approval by the City and other appropriate agencies.

*Policy LU 9.4.3:* Encourage the development and public use of City/School District joint use facilities where City parks and school facilities adjoin one another in order to maximize the use of the property, minimize the cost of development, and enhance the recreational and educational opportunities for the community.

*Policy LU 13.13:* Allow for the continuation of existing and development of new child, adult, and senior daycare facilities in any land use zone where they are compatible with adjacent uses and subject to City review and approval.

The subject site is zoned for the proposed use and was previously operating as a public school. The surrounding uses consist of single family residences zoned RL (Residential Low Density). The proposed private school is consistent with the PS (Public Semi-Public) zoning designation and RL (Residential Low Density) zone which both allow schools in each zoning designation with the approval of a conditional use permit. In addition, the proposed private school is consistent with the General Plan objectives and policies by advocating the inclusion of educational uses that support resident needs within residential neighborhoods, provides additional employment opportunities for residents of the City and surrounding region, and enhances the educational opportunities available for the youth of the community.

#### **CONDITIONS OF APPROVAL – CONDITIONAL USE PERMIT NO. 02-12:**

1. The site plan, floor plans, and elevations received and dated April 19, 2002 shall be the conceptually approved layout with the following modifications:

- a. The development shall comply with all applicable provisions of the Municipal Code, Building Division, and Fire Department as well as applicable local, State and Federal Fire Codes, Ordinances, and standards.
  - b. Parking lot striping detail shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code. **(Code Requirement)**
  - c. Depict all utility apparatus, such as but not limited to back flow devices and Edison transformers on the site plan. Utility meters shall be screened from view from public rights-of-way. Electric transformers in a required front or street side yard shall be enclosed in subsurface vaults. Backflow prevention devices shall be prohibited in the front yard setback and shall be screened from view. **(Code Requirement)**
  - d. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing screening must be submitted for review and approval with the application for building permit(s). **(Code Requirement)**
  - e. Depict all gas meters, water meters, electrical panels, air conditioning units, mailbox facilities and similar items on the site plan and elevations. If located on a building, they shall be architecturally designed into the building to appear as part of the building. They shall be architecturally compatible with the building and non-obtrusive, not interfere with sidewalk areas and comply with required setbacks. All utilities, both new and existing, are to be undergrounded.
  - f. If outdoor lighting is included, high-pressure sodium vapor lamps or similar energy saving lamps shall be used. All outside lighting shall be directed to prevent "spillage" onto adjacent properties and shall be shown on the site plan and elevations and not emit glare skyward. Lighting shall be capable of being dimmed to a minimum-security level during hours of non-operation of the facility.
2. Prior to issuance of demolition permits, the following shall be completed:
- a. The applicant shall follow all procedural requirements and regulations of the South Coast Air Quality Management District (SCAQMD) and any other local, state, or federal law regarding the removal and disposal of any hazardous material including asbestos, lead, and PCB's. These requirements include but are not limited to: survey, identification of removal methods, containment measures, use and treatment of water, proper truck hauling, disposal procedures, and proper notification to any and all involved agencies.
  - b. Pursuant to the requirements of the South Coast Air Quality Management District, an asbestos survey shall be completed.

- c. The applicant shall complete all Notification requirements and obtain the necessary permits from the South Coast Air Quality Management District. Copies will be submitted to the Planning Department.
  - d. The applicant shall disclose the method of demolition on the demolition permit application for review and approval by the Building and Safety Director.
3. Prior to submittal for building permits, the following shall be completed:
- a. Zoning entitlement conditions of approval shall be printed verbatim on all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the index.
  - b. Submit three (3) copies of the site plan and the processing fee to the Planning Department for addressing purposes.
  - c. Provide a Fire Department approved Remedial Action Plan (RAP) based on requirements found in the City of Huntington Beach Soil Cleanup Standard, City Specification #431-92. From the division of Oil, Gas & Geothermal Resources (DOGGR), provide a Permit to Conduct Well Operations for all onsite active/abandoned oil wells. (714) 816-6847. Obtain a Huntington Beach Fire Department Permit to Abandon Oil Well and follow the requirements of City Specification #422-Oil Well Abandonment Process and provide proof of a Site Plan Review application. All Fire Department requirements shall be noted on the building plans. **(FD)**
  - d. A detailed soil analysis shall be prepared by a registered and licensed Soils Engineer and submitted with the building permit application. This analysis shall include on-site soil sampling and laboratory testing of materials to provide detailed recommendations regarding: grading, foundations, retaining walls, streets, utilities, and chemical and fill properties of underground items including buried pipe and concrete and the protection thereof. **(Code Requirement)**
  - e. If soil remediation is required, a remediation plan shall be submitted to the Planning, Public Works and Fire Departments for review and approval in accordance with City Specifications No. 341-92 and the conditions of approval. The plan shall include methods to minimize remediation-related impacts on the surrounding properties; details on how all drainage associated with the remediation efforts shall be retained on site and no wastes or pollutants shall escape the site. The applicant shall also identify wind barriers around remediation equipment.
  - f. An application shall be submitted to the Design Review Board for any new modular buildings.
  - g. A new, separate irrigation water service and meter shall be installed per Water Division standards, and sized to meet the minimum requirements set by the California Plumbing

Code. The irrigation water service shall be a minimum of two inches in size and shall have an appropriate backflow protection device. An alternative to the new separate irrigation and water service may be approved subject to Public Works approval.

- h. The existing three inch domestic water meter serving the school may potentially be utilized if it is of adequate size, conforms to current standards and is in working condition as determined by the Water Division. If a new domestic water meter is required, it shall be installed per Water Division standards and sized to meet the minimum requirements set by the California Plumbing Code. All meter appurtenances (i.e., concrete vault and cover, inlet and outlet valves, by-pass, fittings, etc.) shall be upgraded to conform to Water Division standards.
4. Prior to issuance of building permits, the following shall be completed:
- a. Submit a copy of the revised site plan, floor plans and elevations pursuant to Condition No. 1 for review and approval and inclusion in the entitlement file to the Planning Department; and submit 8 inch by 10 inch colored photographs of all colored renderings and elevations to the Planning Department for inclusion in the entitlement file.
  - b. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. The landscape plans shall be in conformance with Chapter 232 of the Zoning and Subdivision Ordinance and applicable Design Guidelines. Any existing mature trees (trunk greater than 10" in diameter) that must be removed shall be replaced at a two to one ratio (2:1) with a minimum 36-inch box tree and shall be incorporated into the project's landscape plan. **(PW) (Code Requirement)**
  - c. An interim parking and/or building materials storage plan shall be submitted to the Planning Department to assure adequate parking and restroom facilities are available for residents and contractors during the project's construction phase and that adjacent properties will not be impacted by their location. The applicant shall obtain any necessary encroachment permits from the Department of Public Works.
  - d. A signing and striping plan depicting the required school zone signing and marking changes shall be prepared by a qualified civil or traffic engineer and submitted to the City for approval prior to issuance of an encroachment permit to complete the work. Plans shall be prepared in accordance with the City's most current requirements for the preparation of signing and striping plans. **(PW)**
  - e. All building spoils, such as unusable lumber, wire, pipe and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
  - f. Fire access roads shall be provided in compliance with City Specification #401-Minimum Access for Fire Department Access. Include the Circulation Plan and dimensions of all access roads. Fire lanes will be designated and posted to comply with City Specification #415. **(FD)**

- g. Two fire hydrants shall be required. One hydrant shall be located at the northeast corner of the site, next to the entrance, and the second shall be located at the drop-off/pick-up area to the south of the existing building. They must be installed and be in service before combustible construction begins. Shop drawings shall be submitted to the Public Works Department and approved by the Fire Department. Indicate hydrant locations and fire department connections. **(FD)**
  - h. A fire alarm system in compliance with Huntington Beach Fire Code is required. The system shall provide the following:
    - Manual pulls, horns & strobes **(FD)**
  - i. All Fire Department requirements shall be noted on the building plans. **(FD)**
5. During demolition, grading, site development, and/or construction operations, the following shall be complied with and adhered to:
- a. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction and/or grading activity.
  - b. Water trucks or sprinkler systems will be utilized on the site and shall be available to be used throughout the day in the areas where vehicles travel and the soils are processed. Water will also be used to keep the soils damp enough to prevent dust raised by the operations.
  - c. All haul trucks shall arrive at the site no earlier than 8:00 a.m., or leave the site no later than 5:00 p.m., and shall be limited to Monday through Friday only.
  - d. Wet down areas to be graded or that are being remediation, in the late morning and after work is completed for the day.
  - e. Construction equipment shall be maintained in peak operating condition to reduce emissions.
  - f. Use low sulfur (0.5%) fuel by weight for construction equipment.
  - g. Truck idling shall be prohibited for periods longer than 10 minutes.
  - h. The construction disturbance area shall be kept as small as possible.
  - i. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
  - j. Discontinue operation during second stage smog alerts.

- k. All haul trucks shall be covered or have water applied to the exposed surface prior to leaving the site to prevent dust from impacting the surrounding areas.
  - l. Prior to leaving the site, all haul trucks shall be washed off on-site on a gravel surface to prevent dirt and dust from leaving the site and impacting public streets.
  - m. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas.
  - n. Wind barriers shall be installed along the perimeter of the site.
  - o. Remediation operations, if required, shall be performed in stages concentrating in single areas at a time to minimize the impact of fugitive dust and noise on the surrounding areas.
  - p. Comply with the NPDES Storm Water Permit requirements.
  - q. Discovery of additional contamination/pipeline, etc., must be reported to the Fire Department immediately and the approved workplan modified accordingly.
6. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, utilities cannot be released, and commencement of use cannot occur until the following has been completed:
- a. All improvements to the property shall be completed in accordance with the approved plans and conditions of approval specified herein, including:
    - 1. Installation of required landscaping and irrigation systems shall be completed prior to final inspection. **(PW)**
    - 2. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect prior to the final landscape inspection and approval. **(PW)**
    - 3. Applicant shall provide the City with Microfilm copies (in City format) and CD (AutoCAD only) copy of complete City approved landscape construction drawings as stamped "Permanent File Copy" prior to starting landscape work. Copies shall be given to the Landscape Architect for permanent City record. **(PW)**
    - 4. Security gates shall be designed to comply with City Specification #403-Fire Access for pedestrian or vehicular security gates. **(FD)**
    - 5. Secondary emergency access gates must be secured with KNOX and association (if any) hardware. **(FD)**

6. Fire extinguishers shall be installed and located in areas to comply with HBFC standards found in City Specification #424-Portable Fire Extinguishers. **(FD)**
  7. Exit signs and exit path markings will be provided in compliance with the Huntington Beach Fire Code and Title 24 of the California Administrative Code. **(FD)**
  8. Address numbers shall be installed to comply with City Specification #428-Premise Identification. **(FD)**
  9. Service roads and fire access lanes, as determined by the Fire Department, shall be posted, marked, and maintained per City Specification #415-Fire Lane Signs. If prior to approved signage fire lane violations occur and the services of the Fire Department are required, the applicant may be liable for related expenses.
  10. All damaged asphalt areas in the play court area shall be repaired or resurfaced to the satisfaction of the Public Works Department.
  11. The existing cornerstone/historical marker (Robert H. Burke) shall be preserved at its current location or relocated to a visible area on the property, subject to the approval of the Planning Director.
- b. A neighborhood traffic committee shall be established to allow neighbors to express concerns and suggest methods of improving traffic and pedestrian safety. Huntington Christian School shall meet with their regular neighborhood committee six months after issuance of the certificate of occupancy, and twice a year thereafter, in order to assess the parking and traffic at the site. If, after one year of operation, there are substantial neighborhood concerns with traffic and/or parking, then the issues shall be analyzed by Planning and Public Works staff and if necessary, shall be subject to further review by the Planning Commission in order to resolve any outstanding concerns. **(Mitigation Measure)**
  - c. The applicant shall provide written confirmation of formation of a neighborhood traffic committee, with signatures of members, prior to issuance of a certificate of occupancy.
  - d. Prior to the start of each school year, an informational packet shall be distributed throughout the entire neighborhood and to the City of Huntington Beach Planning Department with the following information: **(Mitigation Measure)**
    1. School contact information,
    2. School policies regarding drop-off and pick-up of students
    3. A calendar of events for the upcoming school year. The calendar of events shall include the next meeting date for the neighborhood traffic committee.
  - e. Fluorescent yellow/green school zone signing shall be provided on internal streets immediately surrounding the school as follows: **(Mitigation Measure)**
    1. Queens Park Lane, north and south of the school
    2. Erskine Lane, west of Hunter Lane

3. Star Drive, west of National Lane
  4. Upland Drive, west of Sparkman Lane
  5. Levee Drive west of Reef Lane
- f. Double yellow striping shall be provided to restrict left turns into and out of the school driveways. Install regulatory signs at the school driveways to reinforce the directions given to parents for entry to and exit from the school site. **(Mitigation Measure)**
  - g. Install stop signs at the following locations: **(Mitigation Measure)**
    1. Levee Drive at Reef Lane
    2. Netherway Drive and Queens Park Lane
  - h. Install pavement marking establishing a "KEEP CLEAR" zone on Queens Park Drive within its intersection of Scotstoun Drive.
  - i. An informational packet shall be provided to parents prior to each school year which shall include the following:
    1. Carpooling information including an identification tag, to be displayed on the vehicle, indicating the location for drop-off/pick-up of students.
    2. An address matching list to aid parents in finding a convenient carpooling partner.
  - j. Written proof of a formal carpooling program shall be submitted to the Planning Department for inclusion in the entitlement file.
  - k. The existing driveway on Upland Drive shall be removed and replaced with an ADA compliant driveway per City Standard Plan No. 211.
7. The use shall comply with the following conditions of approval:
- a. Individual Certificates of Occupancy shall be issued for each phase of increased enrollment of the school based on an initial enrollment of 508 students and a maximum enrollment of 650 students. Following the initial issuance of Certificate of Occupancy, subsequent requests for Certificates of Occupancy will be subject to the applicant demonstrating that the increased enrollment will not result in an increase in vehicle trips to and from the site beyond those previously generated by the school operating as a 720 student public school. For the purposes of establishing the maximum number of trips allowed for the site, the previous public school use is estimated to have generated 1,686 trips per day, 516 trips during the morning peak period and 325 trips during the afternoon peak period, or as established by additional trip generation studies at local public elementary schools (minimum 2 schools) and approved by the Department of Public Works. The applicant shall demonstrate the ability to comply with these limitations through the preparation of a trip generation study prior to increasing enrollment and in the spring of each year following an increase in enrollment (including the first year of operation). The study shall be based on actual traffic counts contracted by the City. Reimbursement for the costs of the traffic counts shall be made by the applicant prior to

release of the traffic information. The trip generation study shall be prepared by a qualified traffic engineer and include the following:

- Total number of students enrolled at the time of the counts
- Total staff at the time of the counts
- Daily, morning peak hour and afternoon peak hour trip generation of the existing operation
- Daily, morning peak hour and afternoon peak hour trip generation estimates for the proposed enrollment based on existing, demonstrated trip generation rates
- Description of policies and programs in place at the time of the counts (carpools, bussing, schedules, incentives)
- Description of proposed policy and program changes to be implemented along with the proposed enrollment increase (if any).

Should the operation be found to not comply with the trip generation limitations during the first year of operation, one additional year will be allowed in which to demonstrate the ability to attain the required trip limitation. If after two years of operation the trip generation limitations cannot be attained, a mandatory enrollment reduction will be required to reduce traffic generation to the required levels. (PW)

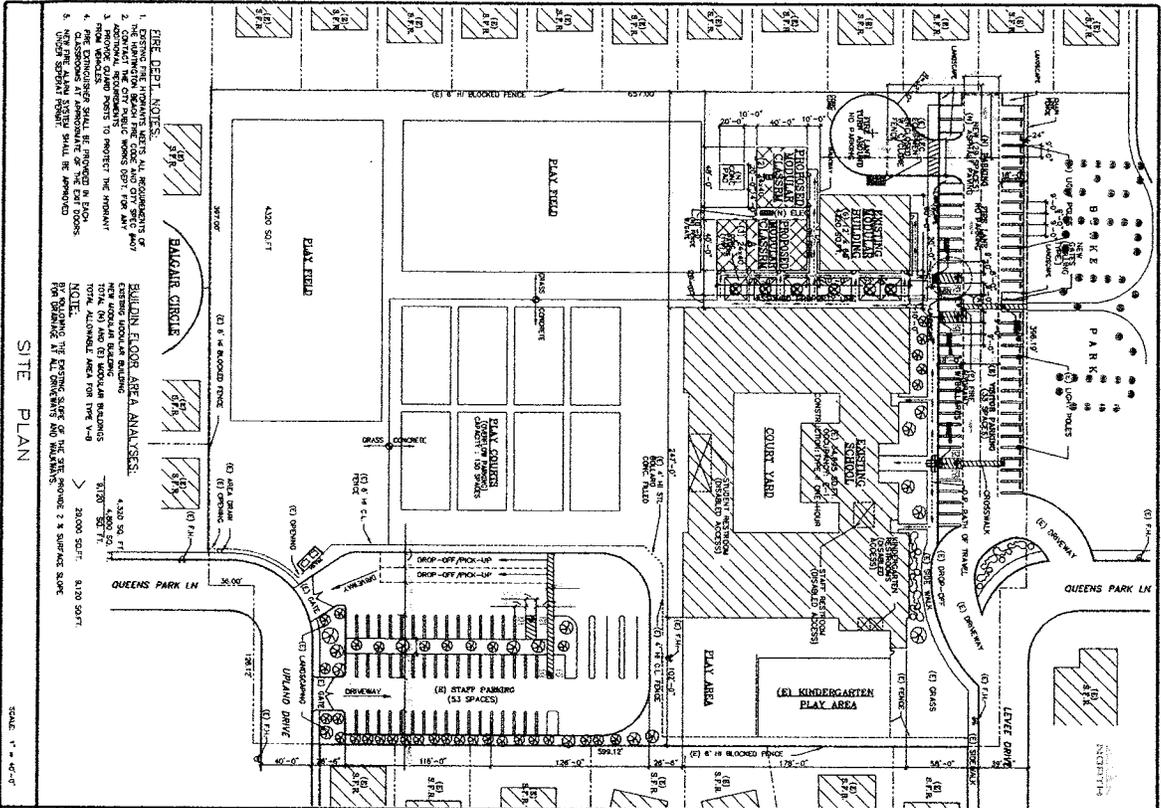
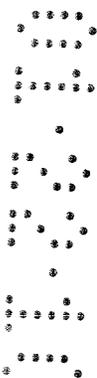
- b. Turf and asphalt playground areas shall remain open to the public after school hours from Monday through Friday and weekends for community use and youth sports groups. (CS)
- c. There shall be a minimum of two parking lot attendants stationed at each of the two parking lots. One attendant shall direct and monitor vehicles entering the parking area and the second shall dismiss and receive children at the designated drop-off/pick-up areas. (Mitigation Measure)
- d. The blacktop area to the south of the school building shall be used for overflow parking during all special activities at the site, such as Back to School Night, Open House, and other events. A minimum of two parking lot attendants shall be provided from one half hour before each event to facilitate proper use of the temporary parking lot since no parking stall striping will be required. (Mitigation Measure)
- e. The hours of operation for the school shall be as follows:
  1. Kindergarten: 8:45 a.m. to 1:45 p.m.
  2. First through Eighth Grade: 8:45 a.m. to 2:45 a.m.
- f. The applicant shall be responsible for the maintenance of all landscaping, asphalt playground areas, play fields, and general maintenance of the property.
- g. The entry gates at the southerly parking lot shall remain closed between the hours of 5 p.m. and 7:45 a.m.
- h. There shall be no exterior amplified speakers, intercom system, or bells on the property.

- i. The existing on-site day care use (Step-by-Step Daycare) shall be allowed to remain in operation on the subject site or at an off-site location as provided by the applicant, for a period not to exceed sixty (60) days from the date of Planning Commission approval.

#### INFORMATION ON SPECIFIC CODE REQUIREMENTS

1. Conditional Use Permit No. 02-12 shall become null and void unless exercised within one (1) years of the date of final approval. An extension of time may be granted by the Planning Director pursuant to a written request submitted to the Planning Department a minimum 60 days prior to the expiration date.
2. Conditional Use Permit No. 02-12 shall not become effective until the ten-calendar day appeal period has elapsed.
3. The Planning Commission reserves the right to revoke Conditional Use Permit No. 02-12, pursuant to a public hearing for revocation, if any violation of these conditions or the Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs.
4. All applicable Public Works fees shall be paid.
5. The development shall comply with all applicable provisions of the Municipal Code, Building Division, and Fire Department as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein and verified by the Planning Department. The Planning Director ensures that all conditions of approval herein are complied with. The Planning Director shall be notified in writing if any changes to the site plan, elevations and floor plans are proposed as a result of the plan check process. Building permits shall not be issued until the Planning Director has reviewed and approved the proposed changes for conformance with the intent of the Zoning Administrator's action and the conditions herein. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the HBZSO.
6. Construction shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
7. The applicant shall submit a check in the amount of \$43.00 for the posting of the Notice of Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's action.
8. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission.

9. All signs shall conform to the HBZSO. Prior to installing any new signs, or changing sign faces, a building permit shall be obtained from the Planning Department.
10. Traffic Impact Fees shall be paid at the time of issuance of a Certificate of Occupancy based on the latest updated fee applicable at that time. The fee will be calculated based on the expected net new trip generation of the use compared to the previous school use. For the purposes of calculating the Traffic Impact Fee it is assumed that the previous school use generated 1,686 trips per day, or as established by additional trip generation studies at local public elementary schools (minimum 2 schools), and approved by the Department of Public Works. Any trips generated in excess of this amount will be subject to payment of Traffic Impact Fees. The owner is entitled to measure the actual trip generation of the facility, via a Traffic Impact Analysis (TIA), for the purpose of adjusting the traffic impact fee. This study shall be submitted for review and approval by the Public Works Department Transportation Division and is subject to these conditions: Upon construction and maturity of the facility, the owner may commission a trip generation study meeting ITE standards current at the time the study is performed. A firm approved by City staff must perform the data collection. The results would be compared to the predicted trip generation used to calculate the previously paid traffic impact fee, and an appropriate rebate would be made if justified by the study. "Maturity" of the facility means that full enrollment has been attained, and is expected to occur not less than three years after first occupancy. **(PW)**
11. An encroachment permit shall be required for all work within the right-of-way. **(PW)**
12. A Certificate of Occupancy must be issued by the Planning Department and Building and Safety Department prior to occupying the building.

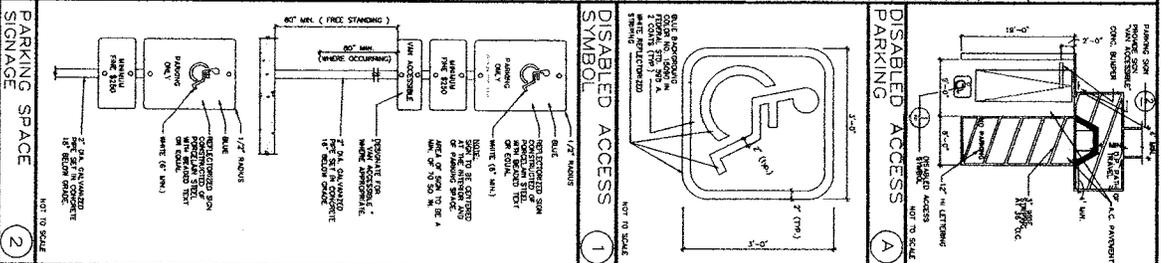


- FIRE DEPT. NOTES:**
1. DESIGN THE FOUNDATION SETS, ALL REQUIREMENTS OF THE CALIFORNIA FIRE DEPARTMENT.
  2. CONTACT THE CITY PUBLIC WORKS DEPT. FOR ANY REQUIREMENTS TO PROTECT THE INFRASTRUCTURE.
  3. PROVIDE GRADE POSTS TO PROTECT THE INFRASTRUCTURE.
  4. ALL VEHICLES SHALL BE PARKED IN LOTS.
  5. CLASSIFICATIONS AT DISCRETEMENT OF THE CITY DEPT.
  6. ALL FIRE ALARMS SHALL BE APPROVED.

- BUILDING FLOOR AREA ANALYSIS:**
- |                                       |                  |
|---------------------------------------|------------------|
| NEW WORK AS SHOWN                     | 4,330 SQ. FT.    |
| TOTAL EXISTING BUILDINGS              | 7,720 SQ. FT.    |
| TOTAL ALTERNATE WORK FOR THIS PROJECT | > 28,000 SQ. FT. |
| EXISTING WORK TO BE DEMOLISHED        | 8,120 SQ. FT.    |
- NOTE:**  
FOR SHADING OF THE PRINTING SIDE OF THE SHEET, PROVIDE 2 X SURFACE SHADE.

SITE PLAN

SCALE: 1" = 4'-0"



PARKING SPACE SIGNAGE

NOT TO SCALE

**APPLICABLE CODES:**

- 2001 BUREAU OF STANDARDS ADMINISTRATION
- 2001 CALIFORNIA BUILDING CODE (CBC)
- 2001 CALIFORNIA ELECTRICAL CODE (CEC)
- 2001 CALIFORNIA FIRE CODE (CFC)
- 2001 CALIFORNIA MECHANICAL CODE (CMC)
- 2001 CALIFORNIA PLUMBING CODE (CPC)
- 2001 CALIFORNIA SOFTWOOD PRESERVATION TREATMENT CODE (CSP)
- 2001 CALIFORNIA WOOD PRESERVATION TREATMENT CODE (CWPT)
- 2001 CALIFORNIA WOOD PRESERVATION TREATMENT CODE (CWPT)
- 2001 CALIFORNIA WOOD PRESERVATION TREATMENT CODE (CWPT)

**GEN. NOTES:**

1. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, UTILITIES, AND EXISTING CONSTRUCTION BEFORE COMMENCING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND DEPTH OF ALL UTILITIES BEFORE COMMENCING WORK.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND DEPTH OF ALL EXISTING CONSTRUCTION BEFORE COMMENCING WORK.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND DEPTH OF ALL EXISTING CONSTRUCTION BEFORE COMMENCING WORK.

DISABLED ACCESS

NOT TO SCALE

**INDEX OF DRAWINGS**

SHT. NO.	DESCRIPTION
C-1	SITE PLAN
A-1	ELECTRICAL SITE PLAN
CE-1	MECHANICAL AND LINE DIAGRAM
M-1	MANUFACTURER'S DRAWINGS
12	SHEETS ARCHITECTURAL / MECHANICAL / ELECTRICAL FOUNDATION PLAN

**PROJECT DATA**

**BUSINESS OWNER:**  
HUNTINGTON CHRISTIAN SCHOOL  
9700 LEVEE DRIVE  
HUNTINGTON BEACH, CA 92646

**PROPERTY OWNER:**  
HUNTINGTON BEACH  
9700 LEVEE DRIVE  
HUNTINGTON BEACH, CA 92646

**ARCHITECT:**  
GEN AGHAROKH AIA  
3571 WILSON WHEEL DRIVE  
HUNTINGTON BEACH, CA 92646  
PHONE: (714) 916-4200  
FAX: (714) 916-4200

**PROJECT ADDRESS:**  
9700 LEVEE DRIVE  
HUNTINGTON BEACH, CA 92646

**PROJECT DESCRIPTION:**  
(1) 24,000 SQ. FT. MODULAR CLASSROOM BUILDINGS  
(2) 24,000 SQ. FT. MODULAR CLASSROOM BUILDINGS  
(3) 24,000 SQ. FT. MODULAR CLASSROOM BUILDINGS

**OCCUPANCY TYPE:** E-1  
**CONSTRUCTION TYPE:** B-9  
**ASSESSOR PARCEL NO.:** 017-010-017  
**LOT AREA:** 181,327 SQ. FT.  
**777 ACRES (336,480 SQ. FT.)**

**ZONING:** RS-RB/C/SUB PUBLIC  
**LOT COVERAGE:**  
(1) 38.21%  
(2) 38.21%  
(3) 38.21%

**BUILDING AREAS:**  
(1) 38,215 SF  
(2) 38,215 SF  
(3) 38,215 SF

**TOTAL BUILDING AREA:** 114,645 SF

**OCCUPANCY LOAD:** 44.015 SF

**BEST ROOM FACILITIES:**  
(1) 38,215 SF  
(2) 38,215 SF  
(3) 38,215 SF

**REQUIREMENTS:**  
STREETS: 3 PROVIDED: 3  
STUDENTS: 642  
BOTS: 321 REQUIRED 8 PROVIDED 14  
PARKING: 321 REQUIRED 8 PROVIDED 11

**PARKING:**  
REQUIRED PARKING:  
(1) CLASSROOMS (25) X 1.5 = 38 SPACES  
(2) STREETS (24) X 1.0 = 24 SPACES  
(3) CLASSROOMS (2) X 1.5 = 3 SPACES  
TOTAL REQUIRED: 65 SPACES  
EXISTING: 80 SPACES  
NEW ADDITIONAL PARKING & 275 SPACES  
TOTAL EXISTING & NEW: 108 SPACES  
128 SPACES > 80 SPACES

VICINITY MAP

NOT TO SCALE

**HUNTINGTON CHRISTIAN SCHOOL**  
9700 LEVEE DRIVE  
HUNTINGTON BEACH, CA 92646

**GEN AGHAROKH AIA**

**REVISIONS**

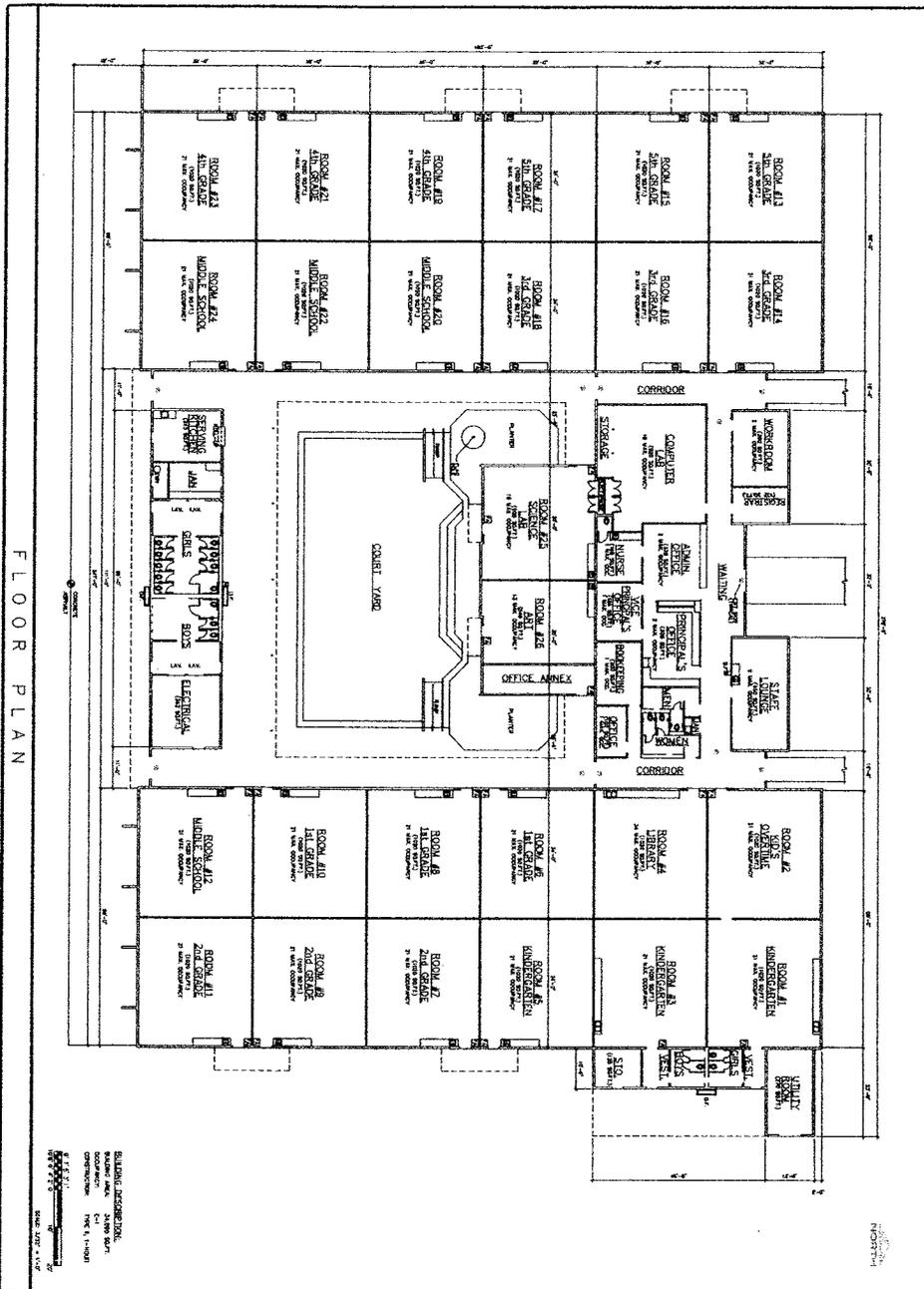
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

**DATE:** 08/27/20  
**PROJECT NO.:** A-114-08  
**SCALE:** 1" = 4'-0"

C-1.0

NOT TO SCALE





FLOOR PLAN

HUNTINGTON CHRISTIAN SCHOOL  
 21000 10TH AVENUE  
 HUNTINGTON BEACH, CA 92646  
 PROJECT NO. 11-1001  
 DATE 11-1-2001  
 SCALE 1/8" = 1'-0"

A-1

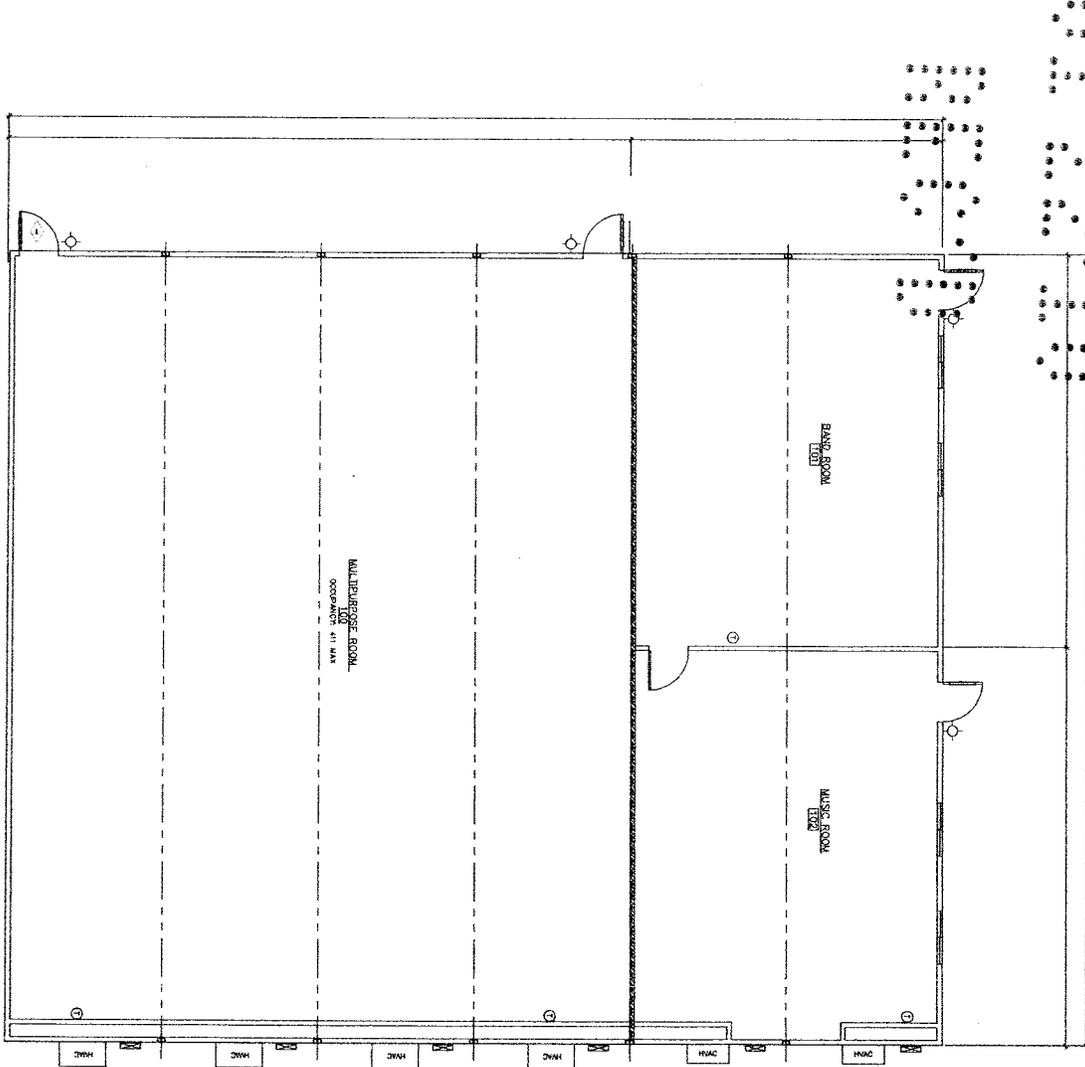
HUNTINGTON CHRISTIAN SCHOOL  
 21000 10TH AVENUE  
 HUNTINGTON BEACH, CA 92646  
 PROJECT NO. 11-1001  
 DATE 11-1-2001  
 SCALE 1/8" = 1'-0"

**HUNTINGTON CHRISTIAN SCHOOL**  
 21000 10TH AVENUE  
 HUNTINGTON BEACH, CA 92646  
**EXISTING SCHOOL BUILDING FLOOR PLAN**



NO.	REVISIONS	DATE

FLOOR PLAN 1/4" = 1'-0"



- NOTES:
1. THIS DRAWING WAS PREPARED BY HEN, SHANKS AND ASSOCIATES, INC. FOR AURORA MODULAR INDUSTRIES FOR THE PROJECT AND HAS BEEN REVIEWED BY THE ARCHITECT AND ENGINEER.
  2. NEW ADDITIONS AND ASSOCIATE SHALL NOT BE HELD LIABLE FOR BUILDING STRUCTURE AND COMPONENTS.

DATE	DESCRIPTION

OF SHEET 1/20/20

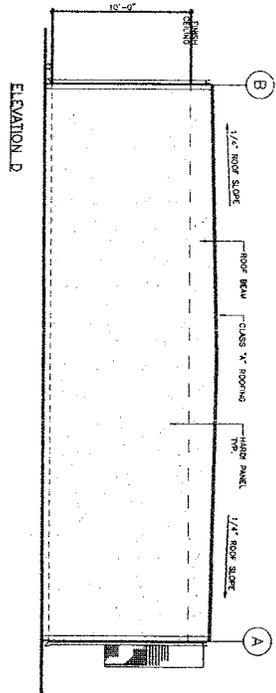
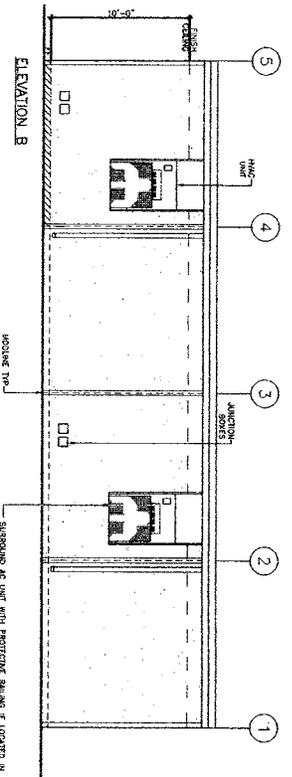
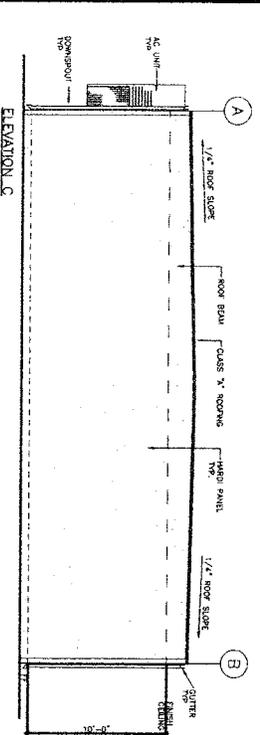
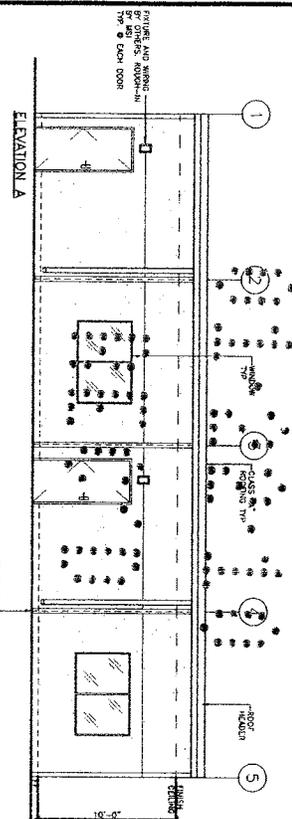
**A-1**

**AURORA**  
MODULAR INDUSTRIES

PROJECT  
**72'x60' MULTI-WIDE  
MCGRATH/MOBILE MODULAR  
SHEARWALL BLDG.**



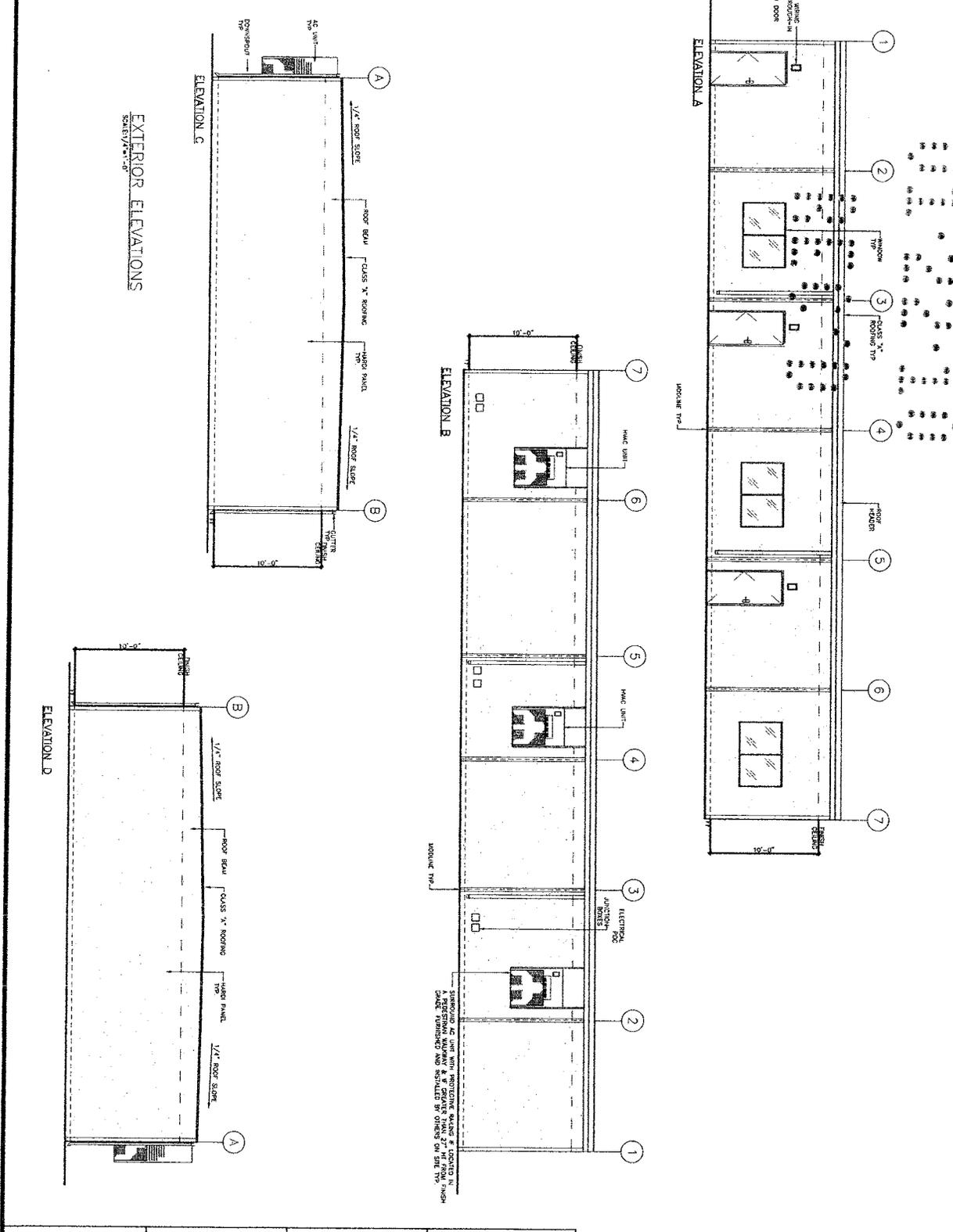


EXTERIOR ELEVATIONS

ARCHITECT STAMP STRUCTURAL ENGINEER STAMP SITE ARCHITECT STAMP	PROJECT <b>HUNTINGTON CHRISTIAN SCHOOL</b> 9700 LEVEE DRIVE HUNTINGTON BEACH, CA 92646	THIS DRAWING AND THE MATERIAL CONTAINED HEREIN ARE THE PROPERTY OF M.S.I. INC. AND SHALL NOT BE REPRODUCED, COPIED OR OTHERWISE DISPOSED OF IN WHOLE OR IN PART TO ASSIST IN THE MAKING OF ANY OTHER DRAWING OR SHALL NOT BE USED FOR THE PURPOSE OF FURNISHING ANY INFORMATION OR WRITTEN COMMENT OF M.S.I. INC. ALL PATENTABLE MATERIAL CONTAINED HEREIN AND CORRELATING WITH M.S.I. INC. SHALL BE THE PROPERTY OF M.S.I. INC. MATERIAL CONTAINED HEREIN AND CORRELATING WITH M.S.I. INC. SHALL BE THE PROPERTY OF M.S.I. INC.	<b>MODULAR STRUCTURES INTERNATIONAL, INC.</b> ATTACHMENT NO. 3.7 PHONE: (917) 700-3035 FAX: (917) 700-1523
	TITLE <b>48'X40' EXTERIOR ELEVATIONS</b>		
DATE: 11/14/08 DRAWN BY: WA/WV SCALE: AS NOTED APPROVED: [Signature] REVISIONS:	JOB # PROJECT	SHEET NO. <b>A-2</b>	

EXTERIOR ELEVATIONS  
SHEET 1/4/08



ARCHITECT STAMP  STRUCTURAL ENGINEER STAMP	DATE: 11/14/08 DRAWN BY: LA/ANW SCALE: AS NOTED APPROVED: AS NOTED REVISIONS:	PROJECT: HUNTINGTON CHRISTIAN SCHOOL 9700 LEEVE DRIVE HUNTINGTON BEACH, CA. 92646  TITLE: 72'X40' EXTERIOR ELEVATIONS	THIS DRAWING AND THE MATERIAL CONTAINED HEREIN ARE THE PROPERTY OF M.S.I. INC. AND SHALL NOT BE REPRODUCED, COPIED OR OTHERWISE DISPOSED OF IN WHOLE OR IN PART TO ASSIST IN THE MARKING OF OR IDENTIFICATION OF STRUCTURES OR MATERIALS. FOR THE MAKING OF DRAWINGS, PRINTS, REPRODUCTIONS OR OTHER COPIES WITHOUT THE FULL KNOWLEDGE AND WRITTEN CONSENT OF M.S.I. INC. ALL PATENTABLE MATERIAL CONTAINED HEREIN AND CORRELATING WITH M.S.I. INC. SHALL BE THE PROPERTY OF M.S.I. INC. MATERIAL CONTAINED HEREIN AND CORRELATING WITH M.S.I. INC. SHALL BE THE PROPERTY OF M.S.I. INC.	<b>MODULAR STRUCTURES</b> <b>INTERNATIONAL, INC.</b> 820 CITRUS AVE. RIVERSIDE, CALIFORNIA 92507 PHONE: (951) 786-3035 FAX: (951) 786-1523
	SHEET NO.: A-2.1	STATE AGENCY STAMP	STATE AGENCY STAMP	3.8

**NARRATIVE**

LOCATION: 9700 Levee Drive (Huntington Christian School)

REQUEST: To amend Conditional Use Permit No. 2002-12/Negative Declaration No. 2002-06 to permit the installation of two new modular buildings totaling 4800 sq. ft. at the Huntington Christian School site. The request includes adding 27 parking spaces along the Fire Dept. required fire access road to the modular structures. The request also includes modifying the CUP condition to eliminate bi-annual traffic committee meetings. The request does not include increasing the student capacity of 650 students approved under CUP 2002-12.

Condition No. 6.b. requires neighborhood traffic committee meetings be held bi-annually to allow neighbors a forum to express concerns and suggest methods of improving traffic and pedestrian safety. Since there has been no attendance over the last seven meetings (last meeting with neighbors attending was Oct. 2005), the school requests to hold these meetings when warranted. The school will continue to distribute informational packets at the start of each school year pursuant to Condition No. 6.d., which provides contact information for any neighborhood concerns, including traffic and parking concerns. Upon any concerns/complaints received by the City of Huntington Beach, a committee meeting would be scheduled.

ZONING AND  
GENERAL PLAN:

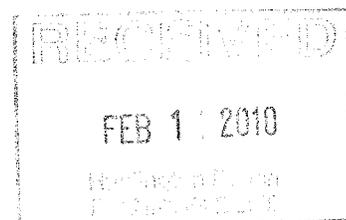
The property is zoned Public Semi-public (PS);  
General Plan designation of Public (P)

PROJECT DESCRIPTION:

Site Area: 7.72 AC  
Existing Building: 34,895 sq. ft.; Existing Modular: 4320 sq. ft.  
Proposed Modular space: 4800 sq. ft.  
Total Bldg. Area: 44,015 sq. ft.  
Existing Parking: 101 spaces; New Parking: 29 spaces  
Parking Required: 80 spaces; Parking Provided: 130 spaces

SURROUNDING USES:

North – Public park  
East – Single family residences  
West – Single family residences  
South – Single family residences



School Year	Student Enrollment	Number of Full Time	Employees Part Time	Hours of Operation
2002-2003	367	25	7	7 a.m. to 6 p.m.
2003-2004	407	26	8	School Hours 8:45 a.m. to 2:45 p.m.
2004-2005	456	28	9	
2005-2006	499	30	10	Before school care begin at 7 a.m. and after school care closes at 6 p.m.
2006-2007	521	32	11	
2007-2008	533	34	11	
2008-2009	541	35	12	
2009-2010	547	36	12	
2010-2011 (projected)	555	37	12	
2011-2012 (projected)	562	38	12	
2012-2013 (projected)	570	38	12	
Maximum under current CUP with 24 students occupying 27 classroom	648	40	13	

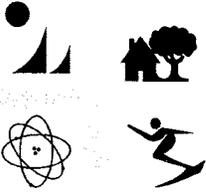
School Year	Trip Study Total Trips per day	A.M. Peak	P.M. Peak	Onsite Extra Curricular
2002-2003	970	386	247	<p>HCS uses field and courts after school until 4:30 p.m.</p> <p>Community organizations have used field after school hours and on week-ends.</p> <p>These organizations include AYSO, Seaview Little League, Coast Soccer League, Local public High Schools</p>
2003-2004	Not Required			
2004-2005	Not Required			
2005-2006	1403	509	331	
2006-2007	1719	592	347	
2007-2008	1364	473	248	

**SUGGESTED CONDITIONS OF APPROVAL – ENTITLEMENT PLAN AMENDEMENT  
NO. 09-012:**

1. The site plan, floor plans, elevations, and landscape plan received and dated January 22, 2010, shall be the conceptually approved design with the following modifications:
  - a. A minimum 3 ft. deep and 28 ft. wide decorative paving band shall be provided at the terminus of the new drive aisle adjoining the west property line.
  - b. The depicted 4 ft. high green screen depicted on the preliminary landscape plan shall be omitted.
2. A neighborhood traffic committee shall be established to allow neighbors to express concerns and suggest methods of improving traffic and pedestrian safety. Huntington Christian School shall meet with their regular neighborhood committee ~~six months after issuance of the certificate of occupancy, and twice a year thereafter~~ **at the discretion of the school or as deemed appropriate by the Planning and Building and Public Works Departments in order to assess resolve the parking and traffic at the site any issues related to traffic and/or parking at the site.** If, ~~after one year of operation,~~ there are substantial neighborhood concerns with traffic and/or parking, then the issues shall be analyzed by Planning and Public Works staff and if necessary, shall be subject to further review by the Planning Commission in order to resolve any outstanding concerns. **(Mitigation Measure)**
3. All conditions of approval required under Conditional Use Permit No. 02-012, with exception of Condition of Approval No. 6(b), shall remain valid.

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.



# City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

## DEPARTMENT OF PLANNING

February 18, 2010

Michael C. Adams Associates  
Wayne Carvalho  
21190 Beach Boulevard  
Huntington Beach, CA 92648

**SUBJECT: ENTITLEMENT PLAN AMENDMENT NO. 2009-013; DESIGN REVIEW NO. 2009-033 (HUNTINGTON CHRISTIAN SCHOOL – AMENDMENT TO CONDITIONAL USE PERMIT NO. 2002-012 AND MITIGATED NEGATIVE DECLARATION NO. 2002-006) – 9700 LEVEE DRIVE PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Applicant,

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

It should be noted that this requirement list is in addition to any “conditions of approval” adopted by the Planning Commission. Please note that if the design of your project or site conditions change, the list may also change.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at [AGonzales@surfcity-hb.org](mailto:AGonzales@surfcity-hb.org) or (714) 374-1547 and/or the respective source department (contact person below).

Sincerely,

Andrew Gonzales  
Associate Planner

Enclosures: Planning Division requirements dated February 17, 2010  
Building & Safety Division requirements December 7, 2010  
Public Works Department requirements dated December 7, 2009  
Fire Department requirements dated December 1, 2009

Cc: Herb Fauland, Planning Manager  
Jason Kelley, Planning Department

G:\Gonzales\EPA\EPA 09-012; DR 09-033 (9700 Levee) Huntington Christian School\Departmental Comments\Code Requirements Cover Letter 2-18-10.doc

Gerald Caraig, Building and Safety Division – (714) 374-1575  
Daren Maresh, Fire Department – (714) 536-5531  
Bob Milani, Public Works Department – (714) 374-1735  
Huntington Beach City School District, c/o Jon M. Archibald, 20451 Cramer Lane, Huntington  
Beach, CA 92646  
Project File



## CITY OF HUNTINGTON BEACH PLANNING DEPARTMENT

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** FEBRUARY 17, 2010

**PROJECT NAME:** HUNTINGTON CHRISTIAN SCHOOL BUILDINGS

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 2009-298

**ENTITLEMENTS:** ENTITLEMENT PLAN AMENDMENT NO. 2009-013/ DESIGN REVIEW NO. 2009-033

**DATE OF PLANS:** JANUARY 22, 2010

**PROJECT LOCATION:** 9700 LEVEE DRIVE, HUNTINGTON BEACH

**PLAN REVIEWER:** ANDREW GONZALES, ASSOCIATE PLANNER

**TELEPHONE/E-MAIL:** (714) 374-1547/ AGONZALES@SURFCITY-HB.ORG

**PROJECT DESCRIPTION:** **EPA:** AN AMENDMENT TO CONDITIONAL USE PERMIT (CUP) NO. 2002-012 AND MITIGATED NEGATIVE DECLARATION (MND) NO. 2002-006 TO ALLOW TWO ADDITIONAL MODULAR BUILDINGS TOTALING 4,800 SQ. FT. AND TO MODIFY CONDITIONS OF APPROVAL REQUIRING BI-ANNUAL NEIGHBORHOOD TRAFFIC COMMITTEE MEETINGS; **DR:** TO REVIEW THE DESIGN COLORS AND MATERIALS OF TWO (2), 11 FT. 6 IN. HIGH MODULAR BUILDINGS AND ASSOCIATED SITE IMPROVEMENTS.

---

The following is a list of code requirements and approved conditions deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

---

#### ENTITLEMENT PLAN AMENDMENT NO. 2009-013:

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:
  - a. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code. (**HBZSO 230.14**)
  - b. Depict all utility apparatus, such as but not limited to, back flow devices and Edison transformers on the site plan. Utility meters shall be screened from view from public right-of-ways. Electric transformers in a required front or street side yard shall be enclosed in subsurface vaults.

Backflow prevention devices shall be prohibited in the front yard setback and shall be screened from view. **(HBZSO 230.76)**

- c. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s). **(HBZSO 230.76)**
  - d. Depict the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items on the site plan and elevations. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks. **(HBZSO 230.76)**
  - e. All parking area lighting shall be energy efficient and designed so as not to produce glare on adjacent residential properties. Security lighting shall be provided in areas accessible to the public during nighttime hours, and such lighting shall be on a time-clock or photo-sensor system. **(HBZSO 231.18(C))**
  - f. Project data information shall include the flood zone, base flood elevation and lowest building floor elevation(s) per NAVD88 datum.
  - g. Play equipment shall not exceed six feet in height, except as approved by the Planning Commission.
  - h. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*.
2. Prior to issuance of grading permits, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius of from the project site as noticed for the public hearing at least 14 days prior to any grading activity. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Planning Department.
  3. Prior to submittal for building permits, the following shall be completed:
    - a. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Fire and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
    - b. Submit three (3) copies of the site plan and floor plans and the processing fee to the Planning Department for addressing purposes.
    - c. The Design Review Board shall review proposed structures and/or building additions for architectural compatibility with existing structures. **(HBZSO 214.10)**
  4. Prior to issuance of building permits, the following shall be completed:

- a. An interim parking and building materials storage plan shall be submitted to the Planning Department to assure adequate parking and restroom facilities are available for employees, customers and contractors during the project's construction phase and that adjacent properties will not be impacted by their location. The plan shall also be reviewed and approved by the Fire Department and Public Works Department. The applicant shall obtain any necessary encroachment permits from the Department of Public Works.
  - b. A gated entryway (access control devices) plan shall be submitted to the Planning Department. The gated entryway shall comply with Fire Department Standard No. 403. In addition, the gated entryway plan shall be reviewed by the United States Postal Service. Prior to the installation of any gates, such plan shall be reviewed and approved by the Planning, Fire and Public Works Departments. **(HBZSO 231.18(E)(2))**
5. During demolition, grading, site development, and/or construction, the following shall be adhered to:
- a. Construction equipment shall be maintained in peak operating condition to reduce emissions.
  - b. Use low sulfur (0.5%) fuel by weight for construction equipment.
  - c. Truck idling shall be prohibited for periods longer than 10 minutes.
  - d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
  - e. Discontinue operation during second stage smog alerts.
  - f. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/ grading activity.
  - g. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
7. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released and issuance of a Certificate of Occupancy until the following has been completed:
- a. All improvements must be completed in accordance with approved plans, except as provided for by conditions of approval.
  - b. Compliance with all conditions of approval specified herein shall be verified by the Planning Department.
  - c. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
  - d. A Certificate of Occupancy must be approved by the Planning Department and issued by the Building and Safety Department.
8. The use shall comply with the following:
- a. Individual Certificates of Occupancy shall be issued for each phase of increased enrollment of the school based on an initial enrollment of 508 students and an ultimate enrollment of 650 students. Following the initial issuance of Certificate of Occupancy, subsequent requests for Certificates of Occupancy will be subject to the applicant demonstrating that the increased enrollment will not result in an increase in vehicle trips to and from the site beyond those previously generated by the school operating as a 720 student public school. For the purposes of establishing the

maximum number of trips allowed for the site, the previous public school use is estimated to have generated 1,686 trips per day, 516 trips during the morning peak period and 325 trips during the afternoon peak period, or as established by additional trip generation studies at local public elementary schools (minimum 2 schools) and approved by the Department of Public Works. The applicant shall demonstrate the ability to comply with these limitations through the preparation of a trip generation study prior to increasing enrollment and in the spring of each year following an increase in enrollment (including the first year of operation). The study shall be based on actual traffic counts contracted by the City. Reimbursement for the costs of the traffic counts shall be made by the applicant prior to release of the traffic information. The trip generation study shall be prepared by a qualified traffic engineer and include the following:

- Total number of students enrolled at the time of the counts
- Total staff at the time of the counts
- Daily, morning peak hour and afternoon peak hour trip generation of the existing operation
- Daily, morning peak hour and afternoon peak hour trip generation estimates for the proposed enrollment based on existing, demonstrated trip generation rates
- Description of policies and programs in place at the time of the counts (carpools, bussing, schedules, incentives)
- Description of proposed policy and program changes to be implemented along with the proposed enrollment increase (if any).

Should the operation be found to not comply with the trip generation limitations during the first year of operation, one additional year will be allowed in which to demonstrate the ability to attain the required trip limitation. If after two years of operation the trip generation limitations cannot be attained, a mandatory enrollment reduction will be required to reduce traffic generation to the required levels. (CUP 02-012)

- b. Turf and asphalt playground areas shall remain open to the public after school hours from Monday through Friday and weekends for community use and youth sports groups. (CUP 02-012)
- c. There shall be a minimum of two parking lot attendants stationed at each of the two parking lots. One attendant shall direct and monitor vehicles entering the parking area and the second shall dismiss and receive children at the designated drop-off/pick-up areas. (CUP 02-012)
- d. The blacktop area to the south of the school building shall be used for overflow parking during all special activities at the site, such as Back to School Night, Open House, and other events. A minimum of two parking lot attendants shall be provided from one half hour before each event to facilitate proper use of the temporary parking lot since no parking stall striping will be required. (CUP 02-012)
- e. The hours of operation for the school shall be as follows:
  - i. Kindergarten: 8:45 a.m. to 1:45 p.m.
  - ii. First through Eighth Grade: 8:45 a.m. to 2:45 a.m. (CUP 02-012)
- f. The applicant shall be responsible for the maintenance of all landscaping, asphalt playground areas, play fields, and general maintenance of the property. (CUP 02-012)
- g. The entry gates at the southerly parking lot shall remain closed between the hours of 5 p.m. and 7:45 a.m. (CUP 02-012)
- h. There shall be no exterior amplified speakers, intercom system, or bells on the property. (CUP 02-012)

9. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's /Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission /Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18.
10. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
11. Entitlement Plan Amendment No. 2009-012 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date.
12. The Planning Commission reserves the right to revoke Entitlement Plan Amendment No. 2009-012 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs.
13. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein.
14. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 83.40.090)**
15. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's approval of entitlements.
16. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission.



**CITY OF HUNTINGTON BEACH  
DEPARTMENT OF BUILDING & SAFETY  
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** DECEMBER 7, 2009  
**PROJECT NAME:** HUNTINGTON CHRISTIAN SCHOOL BUILDINGS  
**PLANNING APPLICATION NO.** PLANNING APPLICATION NO. 09-298  
**ENTITLEMENTS:** ENTITLEMENT PLAN AMENDMENT NO. 2009-012; DESIGN REVIEW NO. 2009-033  
**DATE OF PLANS:** OCTOBER 29, 2009  
**PROJECT LOCATION:** 9700 LEVEE DRIVE, HUNTINGTON BEACH  
**PROJECT PLANNER** ANDREW GONZALES, ASSOCIATE PLANNER  
**PLAN REVIEWER:** JASON KWAK, PLAN CHECK ENGINEER  
**TELEPHONE/E-MAIL:** (714) 536-5278 / [jkwak@surfcity-hb.org](mailto:jkwak@surfcity-hb.org)  
**PROJECT DESCRIPTION:** AN AMENDMENT TO CONDITIONAL USE PERMIT NO. 2002-012 AND NEGATIVE DECLARATION NO. 2002-006 TO ALLOW TWO ADDITIONAL MODULAR BUILDINGS TOTALING 4,800 SQ. FT. AND TO MODIFY CONDITIONS OF APPROVAL REQUIRING BI-ANNUAL NEIGHBORHOOD TRAFFIC COMMITTEE MEETINGS AND TRIP GENERATION STUDIES.

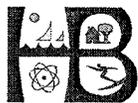
The following is a list of code requirements deemed applicable to the proposed project based on plans received as stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. This list is not intended to be a full and complete list and serves only to highlight possible building code issues on the proposed preliminary plans. Electrical, plumbing, and mechanical items are not included in this review. If you have any questions regarding these comments, please contact the plan reviewer.

**I. SPECIAL CONDITIONS:**

1. None

**II. CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:**

1. Project shall comply with the current state building codes adopted by the City at the time of permit application submittal. Currently they are 2007 California Building Code (CBC), 2007 California Mechanical Code, 2007 California Plumbing Code, 2007 California Electrical Code, 2007 California Energy Code and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.



## CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL  
COMMUNICATION

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** DECEMBER 7, 2009

**PROJECT NAME:** HUNTINGTON CHRISTIAN SCHOOL – MODULAR BUILDINGS

**ENTITLEMENTS:** EPA 09-12, DR 09-33

**PLNG APPLICATION NO:** 2008-0298

**DATE OF PLANS:** OCTOBER 29, 2009

**PROJECT LOCATION:** 9700 LEVEE DRIVE

**PROJECT PLANNER:** ANDREW GONZALES, ASSOCIATE PLANNER

**TELEPHONE/E-MAIL:** 714-374-1547 / [AGONZALES@SURFCITY-HB.ORG](mailto:AGONZALES@SURFCITY-HB.ORG)

**PLAN REVIEWER:** BOB MILANI, SENIOR CIVIL ENGINEER

**TELEPHONE/E-MAIL:** 714-374-1735 / [BOB.MILANI@SURFCITY-HB.ORG](mailto:BOB.MILANI@SURFCITY-HB.ORG) *BSM*

**PROJECT DESCRIPTION:** AN AMENDMENT TO CONDITIONAL USE PERMIT NO. 2002-012 AND NEGATIVE DECLARATION NO. 2002-006 TO ALLOW TWO ADDITIONAL MODULAR BUILDINGS TOTALING 4,800 SQ. FT. AND TO MODIFY CONDITIONS OF APPROVAL REQUIRING BI-ANNUAL NEIGHBORHOOD TRAFFIC COMMITTEE MEETINGS AND TRIP GENERATION STUDIES.

**ATTACHED:** SITE PLAN & NARRATIVE

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The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

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**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO  
ISSUANCE OF A GRADING PERMIT:**

1. A Precise Grading Plan prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
  - a. The existing domestic water service currently serving the existing development may potentially be utilized if it is of adequate size, conforms to current standards, and are in working condition as determined by the Water Inspector. If the property owner elects to utilize the existing water service, any non-conforming water service, meter and backflow protection device shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate domestic water service, meter and backflow protection device may be installed per Water Division Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC) and (ZSO 230.84)
  - b. A separate irrigation water service and meter shall be installed per Water Division Standards. The water meter and service shall be sized to meet the demand for the existing and proposed landscaping areas. . (ZSO 232)
  - c. Separate backflow protection device shall be installed per Water Division Standards for irrigation water service. (Resolution 5921 and Title 17)
2. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Public Works Department for review and approval by the Public Works and Planning Departments. (ZSO 232.04)
  - a. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk).
  - b. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. (ZSO 232.04D)
  - c. Standard landscape code requirements apply. (ZSO 232)
3. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. (ZSO 232.04B)
4. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. (DAMP)
5. A Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree-planting plan and approve in writing the selection and locations proposed for new trees. Said Arborist signature shall be incorporated onto the Landscape Architect's plans and shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. (Resolution 4545)
6. A Project Water Quality Management Plan (WQMP) conforming to the City of Huntington Beach's Project WQMP Preparation Guidance Manual dated June 2006 and prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance and shall include the following:

- a. Discusses regional or watershed programs (if applicable).
  - b. Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas.
  - c. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan. (DAMP)
  - d. Incorporates Treatment Control BMPs as defined in the DAMP.
  - e. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
  - f. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
  - g. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
  - h. Includes an Operations and Maintenance (O&M) Plan for all structural BMPs.
  - i. After incorporating plan check comments of Public Works, three final WQMPs (signed by the owner and the Registered Civil Engineer of record) shall be submitted to Public Works for acceptance. After acceptance, two copies of the final report shall be returned to applicant for the production of a single complete electronic copy of the accepted version of the WQMP on CD media that includes:
    - i) The 11" by 17" Site Plan in .TIFF format (400 by 400 dpi minimum).
    - ii) The remainder of the complete WQMP in .PDF format including the signed and stamped title sheet, owner's certification sheet, Inspection/Maintenance Responsibility sheet, appendices, attachments and all educational material.
  - j. The applicant shall return one CD media to Public Works for the project record file.
7. Indicate the type and location of Water Quality Treatment Control Best Management Practices (BMPs) on the Grading Plan consistent with the Project WQMP. The WQMP shall follow the City of Huntington Beach; Project Water Quality Management Plan Preparation Guidance Manual dated June 2006. The WQMP shall be submitted with the first submittal of the Grading Plan.
  8. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
  9. The applicant's grading/erosion control plan shall abide by the provisions of AQMD's Rule 403 as related to fugitive dust control. (AQMD Rule 403)
  10. The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Planning and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity.

He/She will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the applicant's contact number, regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with AQMD Rule No. 403.

11. The applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH DURING GRADING OPERATIONS:**

1. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
2. The developer shall coordinate the development of a truck haul route with the Department of Public Works if the import or export of material in excess of 5000 cubic yards is required. This plan shall include the approximate number of truck trips and the proposed truck haul routes. It shall specify the hours in which transport activities can occur and methods to mitigate construction-related impacts to adjacent residents. These plans must be submitted for approval to the Department of Public Works. (MC 17.05.210)
3. Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. (California Stormwater BMP Handbook, Construction Wind Erosion WE-1)
4. All haul trucks shall arrive at the site no earlier than 8:00 a.m. or leave the site no later than 5:00 p.m., and shall be limited to Monday through Friday only. (MC 17.05)
5. Wet down the areas that are to be graded or that is being graded, in the late morning and after work is completed for the day. (WE-1/MC 17.05)
6. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
7. All haul trucks shall be covered or have water applied to the exposed surface prior to leaving the site to prevent dust from impacting the surrounding areas. (DAMP)
8. Prior to leaving the site, all haul trucks shall be washed off on-site on a gravel surface to prevent dirt and dust from leaving the site and impacting public streets. (DAMP)
9. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
10. Wind barriers shall be installed along the perimeter of the site. (DAMP)
11. All construction materials, wastes, grading or demolition debris and stockpiles of soils, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into surface or ground waters by wind, rain, tracking, tidal erosion or dispersion. (DAMP)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A BUILDING PERMIT:**

1. A Precise Grading Permit shall be issued. (MC 17.05)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL INSPECTION OR OCCUPANCY:**

1. Complete all improvements as shown on the approved grading, and landscape and improvement plans. (MC 17.05)
2. All new utilities shall be undergrounded. (MC 17.64)
3. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at [http://www.surfcity-hb.org/files/users/public\\_works/fee\\_schedule.pdf](http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf). (ZSO 240.06/ZSO 250.16)
4. The current tree code requirements shall apply to this site. (ZSO 232)
  - a. Existing trees to remain on site shall not be disfigured or mutilated, (ZSO 232.04E) and,
  - b. General tree requirements, regarding quantities and sizes. (ZSO 232.08B and C)
5. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect. (ZSO 232.04D)
6. Applicant shall provide City with CD media TIFF images (in City format) and CD (AutoCAD only) copy of complete City Approved landscape construction drawings as stamped "Permanent File Copy" prior to starting landscape work. Copies shall be given to the City Landscape Architect for permanent City record.
7. The Water Ordinance #14.52, the "Water Efficient Landscape Requirements" apply for all projects with 2500 square feet of landscaped area and larger. (MC 14.52)
8. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
  - a. Demonstrate that all structural Best Management Practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
  - b. Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.
  - c. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
  - d. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.



## CITY OF HUNTINGTON BEACH FIRE DEPARTMENT

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** DECEMBER 1, 2009

**PROJECT NAME:** HUNTINGTON CHRISTIAN SCHOOL BUILDINGS

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 2009-298

**ENTITLEMENTS:** ENTITLEMENT PLAN AMENDMENT NO. 2009-013; DESIGN REVIEW NO. 2009-033

**PROJECT LOCATION:** 9700 LEVEE DRIVE, HUNTINGTON BEACH, CA

**PLANNER:** ANDREW GONZALES, ASSOCIATE PLANNER

**TELEPHONE/E-MAIL:** (714) 374-1547/ AGONZALES@SURFCITY-HB.ORG

**PLAN REVIEWER-FIRE:** DARIN MARESH, FIRE DEVELOPMENT SPECIALIST

**TELEPHONE/E-MAIL:** (714) 536-5531/ DMARESH@SURFCITY-HB.ORG

**PROJECT DESCRIPTION:** **EPA:** AN AMENDMENT TO CONDITIONAL USE PERMIT (CUP) NO. 2002-012 AND MITIGATED NEGATIVE DECLARATION (MND) NO. 2002-006 TO ALLOW TWO ADDITIONAL MODULAR BUILDINGS TOTALING 4,800 SQ. FT. AND TO MODIFY CONDITIONS OF APPROVAL REQUIRING BI-ANNUAL NEIGHBORHOOD TRAFFIC COMMITTEE MEETINGS; **DR:** TO REVIEW THE DESIGN COLORS AND MATERIALS OF TWO (2), 11 FT. 6 IN. HIGH MODULAR BUILDINGS AND ASSOCIATED SITE IMPROVEMENTS.

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The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated January 22, 2010. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: DARIN MARESH, FIRE DEVELOPMENT SPECIALIST.

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1. Prior to demolition, grading, site development, issuance of grading permits, building permits, and/or construction, the following shall be required:
  - a. *Exit Signs And Exit Path Markings* will be provided in compliance with the Huntington Beach Fire Code and Title 24 of the California Administrative Code. Reference compliance in the plan notes. (FD)
  - b. *Posting Of Room Occupancy* is required. Any room having an occupant load of 50 or more where fixed seats are not installed, and which is used for assembly purposes, shall have the capacity of the room posted in a conspicuous place near the main exit per HBFC sec. 1004.3 (FD)

2. The following conditions shall be maintained during construction:
  - a. Fire/Emergency Access and Site Safety shall be maintained during project construction phases in compliance with HBFC Chapter 14, Fire Safety During Construction And Demolition. **(FD)**
  - b. Fire/Emergency Access and Site Safety shall be maintained during project construction phases in compliance with City Specification #426, Fire Safety Requirements for Construction Sites. **(FD)**
3. Other:
  - a. Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. **(FD)**
  - b. The Fire Department review of this project and subsequent plans may require the use of City consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. **(FD)**

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Fire Department City Specifications may be obtained at:  
Huntington Beach Fire Department Administrative Office  
City Hall 2000 Main Street, 5<sup>th</sup> floor  
Huntington Beach, CA 92648  
or through the City's website at [www.surfcity-hb.org](http://www.surfcity-hb.org)

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.

**Gonzales, Andrew**

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**From:** Charles Sanders [crsidaho@verizon.net]  
**Sent:** Sunday, February 21, 2010 1:20 PM  
**To:** Gonzales, Andrew  
**Subject:** Expansion of HCS  
**Follow Up Flag:** Follow up  
**Flag Status:** Red

Dear Mr. Gonzales,

I understand that the planning commission is meeting next week to discuss the expansion plans of the Huntington Christian School. As a resident of this neighborhood, I would like to express my opposition to this expansion. There are several reasons for this objection, but the number one reason is traffic. Twice every day, the traffic on Queens Park Lane, where I live, is horrendous. A steady stream of cars comes around the corner and then accelerates as they either approach or leave the school, some cars reaching 50 to 60 miles/hour. Residents often cannot back out of their driveways, either because of the excessive speed or because of the steady stream of cars, which refuses to slow down or let a car back into their stream. On several occasions, I or a member of my family have backed out into the street thinking the coast was clear only to have a speeding car careen around the corner, blast its way around the left side of the car, with no heed for oncoming traffic. I cannot even imagine what an increase of 75 to 100 more automobiles would mean to this daily assault. Please have some consideration for those of us who live in this neighborhood. We have learned to live with the traffic mess we have now. Don't make it unbearable by adding more traffic to the problem.

Thank you,  
Charles R. Sanders

2/22/2010

ATTACHMENT NO. 7.1

Huntington Beach Planning Commission  
2000 Main Street  
Huntington Beach, CA 92648



Members of the Huntington Beach Planning Commission;

It is imperative that this school site, formerly known as Burke Elementary School and now leased to Huntington Christian School in the La Questa track, be kept in ownership by the Huntington Beach School District and the City of Huntington Beach. Since this site legally belongs to the people of Huntington Beach; and as the demographics of homeowners in this track change and these houses become occupied by families with young children, it will become vitally important to be able to return this school to the public school system.

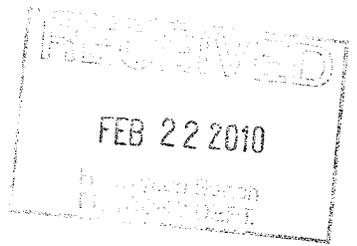
The Huntington Christian School has proposed, to the city, a request to build two additional modular buildings along with a fire road and an increase in parking capacity. Since this school was originally built to accommodate over 700 students, Huntington Christian School was allotted a maximum enrollment of 650 students and currently has an enrollment of 550 students. Why do they feel the need to continue to enlarge this site and not be satisfied with the original development of this property as designed and approved by the city when first built? The more buildings that are allowed on this property, then the more the Huntington Christian School become entrenched on this site. This is not fair to present and future homeowners and could eventually cause the loss of this property to public use.

Since Huntington Christian School is a select sect, it must be recognized as a business. To have a business in the middle of a track of homes limits the resale value of the homes compared to their value if a public school were available. Since separation of church and State is the law this property must remain in the public domain.

I am seeking you denial for further development and expansion on this site.

Thank You.

Carol Maytubby  
20542 Queens Park Lane  
Huntington Beach, CA 92646



To: Planning Commission of Huntington Beach  
City Council of Huntington Beach

From: Homeowners residing on Queens Park Lane and Caithness Drive

Subject: Limit enrollment of Huntington Christian School to 550 students

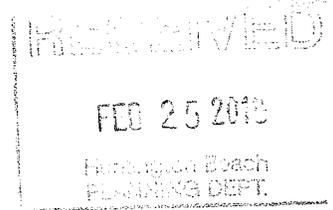
Our neighborhood streets have reached the saturation point in utilization by the daily use of automobiles to transport students to and from Huntington Christian School. This vehicle congestion and pollution impacts this normally quiet residential neighborhood. When this site was in use as a public school, a similar situation did not exist since most students lived in the neighborhood and walked to and from school.

We would like to propose to the Planning Commission and the City Council that the current maximum allotment of 650 students be changed to a maximum enrollment of 550 students, its present size. Our concern is that if this school increases to the higher limit of students, our streets will be inundated with another 75 to 100 cars daily, bringing even more congestion and pollution.

- Carol Mastubay 20542 Queens Park Lane
- Sue Mastubay 20542 Queens Park Ln
- Shera Tutting 20582 Queens Park
- Chris Koch 20591 Queens Park Ln
- Theresa Cox 20561 Queens Park Lane
- Elizabeth A 20561 Queens Park Lane
- Richard Ayl 20561 Queens Park Ln.
- Charles Sanders 20541 Queens Park Ln. H.B.
- Susan Sanders 20541 Queens Park Ln. H.B.
- Albert Young 20532 QUEENS PARK LN, H.B.
- Judy-Ken Chen 20532 Queens Park Ln. H.B.
- Javier Ruiz 20522 Queens Park Ln H.B.
- Mary Ruiz 20522 Queens Park Ln. H.B.

February 19, 2010

Mr. Andrew Gonzales  
Huntington Beach Planning  
2000 Main Street  
Huntington Beach Ca. 92648



Dear Mr Gonzales,

Thank you for representing the city of Huntington Beach at the Huntington Christian School (HCS) Public meeting on Thursday Feb 18, 2010. In that meeting we were informed about the HCS proposal to add two small buildings and an access for fire trucks, but the public discussion revealed a current traffic impact problem even before reaching the 650 student limit (currently at 550).

Our purpose in attending the meeting was to express concern about the traffic into the El Torro entrance in the morning. Specifically incoming traffic can delay a left turn out of the tract between 5 and 10 minutes. We were there to see if HCS could do something such as asking the incoming drivers to display a little more courtesy to outgoing travelers when two or more are backed up and waiting to turn left.

In the course of the presentation by Michael C Adams Associates (who provide services to HCS) and assisted by HCS principal Art Blietz, we were made aware of the HB city's use permit details which allows for 650 students and 27 classrooms, Art Blietz explained that the current student body is at 550. So it was soon apparent that if we were experiencing traffic problems at 550 students at the 650 level traffic would become worse.

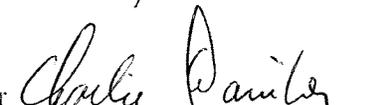
You explained how the city had traffic study reports and trip limits to quantify the number of trips and how this was used to control and assess impact.

A resident living on Queens Park expressed concern about getting out of her driveway in the morning. She has to wait until the traffic rush (~15 minutes) is over before attempting to get out of her driveway.

In summary: We request that the city council look at the current trip / time window limits. and reduce the morning & evening trips in conjunction with HCS implementing measures to lessen the impact to the neighborhood. We generally are glad to have HCS in our neighborhood as they are keeping the Burke property in excellent condition and are conducting a business that we feel is beneficial to the community.

Sincerely yours,

Bill Mordhorst , 9901 Chance Circle, Huntington Beach 92646

Charlie Daniher , 9902 Chance Circle, Huntington Beach 92646

## Huntington Christian School Seeks Approval of Additional Buildings at Tuesdays Public Meeting

4 citizens attended the February 18th meeting held at HCS. HCS proposes to add two buildings roughly where the red square is on school property. A paved access lane is also included to address a fire department requirement

The HCS request seems to be within the guidelines set by the city, but an unintended consequence of the meeting was to learn that, under prior city use approval, the school could increase the student body size to 650 students, up from its current enrollment of 550.



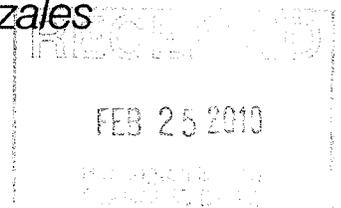
The four attendees expressed their general approval of the way the school has improved and maintained the "Burke" property but all expressed dissatisfaction with the increased traffic. Two residents stated that it was hard to get out of the tract in the morning and another could not get out of her driveway during the 15 minute rush hour.

City Planning Department representative Andrew Gonzales was not previously aware of any traffic concerns and will represent these concerns at the March 9th city planning meeting.

Two residents have put their traffic concerns in writing. They feel that if others have some of the same concerns that a petition may be in order.

***We therefore propose a petition to the city council to limit the trips into and out of the tract as a condition of approving the additional buildings.***

*Attached: Petition & Letter to City Planner Andrew Gonzales*



ATTACHMENT NO. 7.5

**We the residents of the tract hosting Hunting Christian School petition the Huntington Beach City Council to limit the trips into and out of the tract (to address resident traffic concerns) as a condition of approving the additional buildings on the HCS site.**

Name	### Street	Phone (optional)	Date
Charlie Janiker	9902 Chance <sup>CR</sup>	714-968-7531	2/19/10
	9892 chance <sup>CR</sup>	714-321-1592	2/20/10
	9892 chance <sup>CR</sup>	714-321-1592	2/20/10
	9912 Chance Circle	714-968-8841	2/20/10
	9882 Change Circle		2/20/10
	9901 Chance Circle	714 963-1685	2/20/10
	9872 Chance Cir	714 968-1437	2/20/10
Lori Forman	9872 Chance Cr.	714-968-1437	2/20/10
Robert M. Zuell	20911 National	714-963-3048	2-20-10
SCOTT VU	9842 KITE DR	714-963-2726	2/20/10
Angie Nguyen	9842 Kite Dr.	714-963-2726	2/20/10
Amber Berlinger	20622 Reef Ln	714-962-8602	2/20/10
Morgan Berlinger	20622 Reef Ln	714 962-8602	2/20/10
TONY DAVIS	9881 KITE DR	714-965-0383	2/20/10
Dicky YEE	9901 KITE DR	714-962-8918	2/20/10
Robert M. Zuell	9911 KITE DR	714-962-7811	2/20/10
Patricia Granados	9912 Kite Dr.	714-320-0924	2/20/10
Bryanna P. Jones	9922 KITE DR.	714-465-9421	2/20/10
Michael S. Sargent	20941 NAT-LN	714 231 9876	
Emily Searles	20941 National	"	

**We the residents of the tract hosting Hunting Christian School petition the Huntington Beach City Council to limit the trips into and out of the tract (to address resident traffic concerns) as a condition of approving the additional buildings on the HCS site.**

Name	### Street	Phone (optional)	Date
KATH MORGAN	9842 Dragon		2-20
June J. Fisher	9872 Dragon		2-20
Steve Hughes	9861 Dragon		2-20
Judy	9851 Dragon		2-20
Yvonne	9857 Dragon		2-20
Jill	9831 Dragon Cir		2-20-10
Juni Janet	9821 Dragon Cr		2-20-10
Bea Huff	9822 Lapworth		2-20
Paul Pittner	9832 Lapworth	714-964-0056	2-20
Catherine Peter	9832 Lapworth	714-964-0056	2-20
Cheryl Gough	9902 Lapworth Cr	714 968 8355	2-20
	" "	" "	2-22
Judy	9912 Lapworth	963-8558	2-20
Jill	9871 Lapworth	714-963-5153	2-20
Joy	9861 Lapworth	714-963-5608	2-20
Ann Casteen	9912 Channel Cir	7-968 8852	2-20
Bill Mordhorst	9901 Channel Cir	714-963-1685	2-20